



Excellence in Industrial Real Estate

21,260 SF Industrial Building For Sale or Lease - Pricing Negotiable

Huge Price Reduction



3033 Waltham Way, McCarran, NV

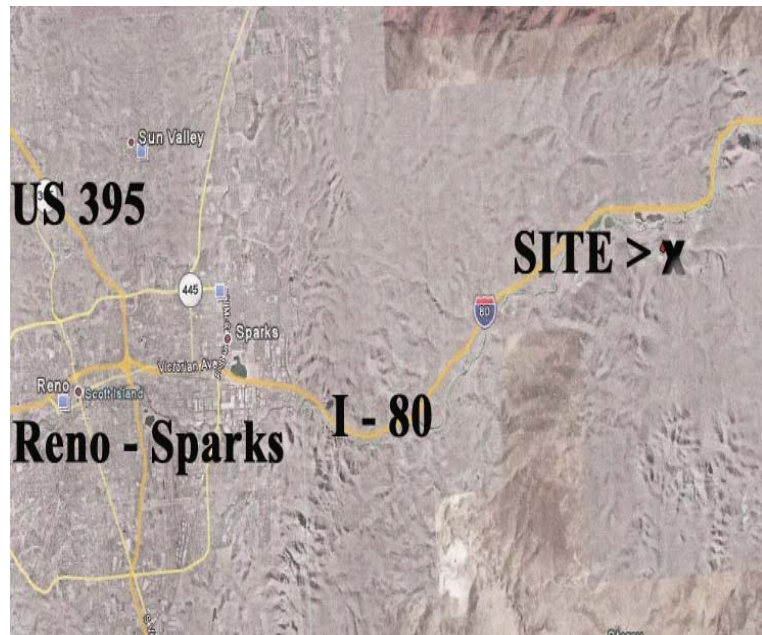
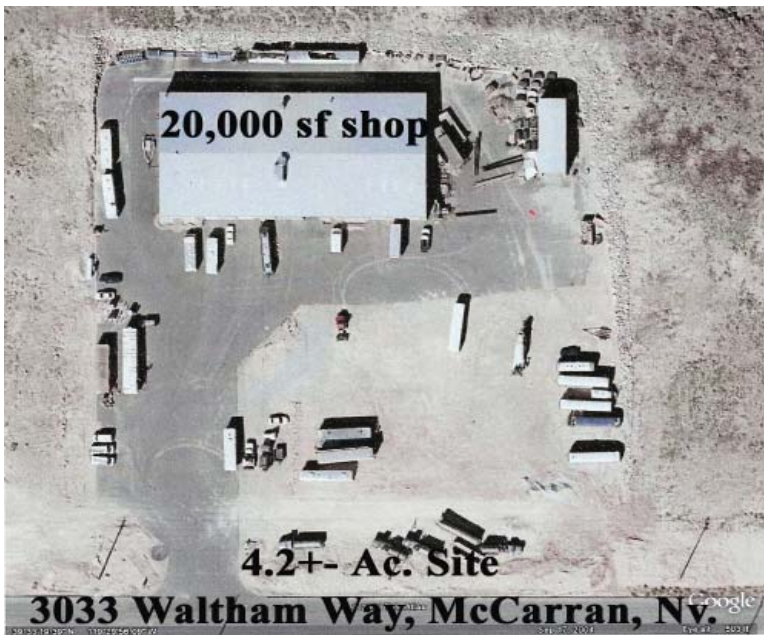
- Less than 15 minutes from Reno
- Excellent Facility for Manufacturer
- Over 3 Acres of Yard Space
- Large Drive In Doors
- Building Easily Expandable
- Situated on 4.2 Acres
- Fully Fenced



Specifications

- 1260 sf outbuilding with full utilities
- Close to I-80
- Additional Pad Ready for Building
- Energy Efficient Building
- 1.75 Acre Blacktopped
- Located in Rapidly Expanding Area
- Lanscaped
- Year Built 2001
- Fully Insulated Walls & Roof
- 18' Eave Height
- 800A / 480V Power
- 8 - 12'x14' Insulated Drive In Doors
- Skylights
- Metal Halide Lighting
- Alarm System
- Utilities Stubbed to Building Pad

Floor Plan



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